



House of Representatives

General Assembly

File No. 356

January Session, 2005

House Bill No. 5785

House of Representatives, April 14, 2005

The Committee on Planning and Development reported through REP. WALLACE of the 109th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING ESTABLISHMENT OF VILLAGE DISTRICTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 8-2j of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2005*):

4 (a) The zoning commission of each municipality or any zoning
5 commission of a district exercising the powers of a zoning commission
6 pursuant to any special act may establish village districts as part of the
7 zoning regulations adopted under section 8-2 or under any special act.
8 Such districts shall be located in areas of distinctive character,
9 landscape or historic value that are specifically identified in the plan of
10 conservation and development of the municipality.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2005</i>	8-2j(a)
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PD *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 06 \$	FY 07 \$
Various Municipalities	Potential Cost	Minimal	Minimal

Explanation

It is anticipated that since the provisions of this legislation concerning district zoning commissions establishing village districts is discretionary, any additional workload would be undertaken when resources permit.

OLR Bill Analysis

HB 5785

AN ACT CONCERNING ESTABLISHMENT OF VILLAGE DISTRICTS**SUMMARY:**

The law allows towns to designate village districts and adopt zoning regulations to protect their distinctive character. The bill extends this authorization to special taxing districts that exercise zoning powers under a special act.

The law already allows special districts organized under the statutes (i.e., statutory districts) to exercise zoning powers, including adopting village district regulations, until their host town adopts these powers. Bethlehem, Eastford, Pomfret, and Sterling have not adopted zoning powers. For this reason, they are the only towns where statutory districts may exercise zoning powers.

EFFECTIVE DATE: October 1, 2005

BACKGROUND***Village Districts***

The law allows zoning commissions to designate village districts and specifies the criteria for doing so. It specifies the scope of the regulations and the process commissions must follow for approving projects in the districts.

Special Taxing Districts

Special taxing districts differ based on who created them. Until the 1890s, the legislature created most of the districts by special acts, which it enacted on behalf of the residents of an area who wanted a specific municipal service, such as street lighting or fire protection. This method allowed the legislature to customize the district's powers and structure to suit the residents' needs.

In 1893, the legislature enacted the statutes allowing residents to establish, organize, and operate districts on their own without

requesting special acts. Since then, it has encouraged residents to form these districts on their own by using the statutory procedure.

Related Bills

Two bills expand the types of services statutory districts may provide. HB 6205 allows voters to establish districts to install highway sound barriers. HB 6475 allows districts to implement tick control measures. The Planning and Development Committee reported the bills to the floor on April 1 and March 28 respectively.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Report

Yea 17 Nay 1